

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**BOARD OF ZONING ADJUSTMENT**



Application No. 12661 of Zackary Moutsos and Marios Vouzikas, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the parking requirements (Sub-section 7202.1) to permit a six unit apartment house in the R-4 District at the premises 1434 Potomac Avenue, S.E., (Square 1064, Lot 28).

HEARING DATE: June 21, 1978  
DECISION DATE: August 2, 1978

FINDINGS OF FACT:

1. The subject site is located in the R-4 District and is located at the intersection of "G" Street and Potomac Avenue, S. E.
2. The subject site is a triangular shaped lot presently developed with a three story building. The building has been uninhabited for quite some time and is in need of repair.
3. The applicant proposes to convert the building into six apartment units. Presently the building has five apartments and also one grocery store on the ground floor. The applicant plans to convert the grocery store into an apartment unit.
4. The regulations require that one off-street parking space be provided for these six units. The applicant is seeking a variance in the parking requirement. The structure occupies ninety percent of the lot and leaves little room for a parking space.
5. Advisory Neighborhood Commission 6-B by letter dated June 21, 1978, was evenly divided and took no position on the application.
6. There was no opposition to the application.

CONCLUSIONS OF LAW:

The Board concludes that the required variance is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that the shape of the lot and the fact that the present improvement does not leave enough room to provide a parking space creates that practical difficulty. The proposed conversion of the previous commercial use to an apartment increases the housing stock in the area. The Board further concludes that the addition of one unit with the corresponding decrease of commercial space will not impact adversely upon the traffic conditions of that area. The Board concludes that the application will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and maps accordingly, it is ORDERED that the application is GRANTED.

VOTE:

3-0 (William F. McIntosh, Leonard L. McCants to grant,  
Walter B. Lewis to grant by proxy, Chloethiel  
Woodard Smith and Charles R. Norris not voting,  
not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:   
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 21 AUG 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.